



Legislation Text

File #: CPC ZC 16-00048, **Version:** 4

Ordinance No. 16-75 amending the zoning map of the City of Colorado Springs relating to 4.23 acres located at 5520 and 5540 North Nevada Avenue from OC/CR (Office Complex with Conditions of Record) to PUD (Planned Unit Development: Commercial and Large Animal Veterinary Service, up to 47,500 square feet with a 45-foot maximum building height).

(Quasi-Judicial)

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Summary:

Applicant: James W. Nakai & Associates
Owner: CMJ Investments, LLC. and Mike Bauer
Location: 5520 and 5540 North Nevada Avenue

There are two applications as part of this proposal:

1. Zone Change (File No. CPC ZC 16-00048)
2. Concept Plan (File No. CPC CP 16-00049)

This project includes concurrent applications for a zone change from OC/CR (Office Commercial with Conditions of Record) to PUD (Planned Unit Development) and a concept plan for a Veterinary Specialty Center. Approval of the request will allow for Veterinary Services and the construction of three (3) additional veterinarian medical office buildings.

Previous Council Action:

The property was zoned OC/CR (Office Complex with Conditions of Record) in 1994 and approved by City Council on February 10, 2004 with revised conditions of record, per Ordinance 04-20.

On July 26, 2016, the ordinance was approved on the consent calendar. Second reading will be on August 9, 2016.

Background:

The zone change will serve as an opportunity to bring the existing veterinary medical office building into compliance with the City Code. When the existing building and small animal clinic veterinary service were approved in 2005, AR DP 05-00004, the use was listed as permitted in the OC zone district. However, in 2009 Ordinance 09-73 changed the permitted uses of the OC zone district and prohibited small animal clinic veterinary services. Therefore, changing the zone district to PUD will allow the existing office building and future veterinary medical office uses to be permitted and

compliant with the City Code under a PUD zone district.

The concept plan illustrates three (3) separate buildings, one being a maximum of 12,500 square feet and the other two being a maximum of 5,000 square feet. The buildings are proposed to be 1-story in height but will be restricted to the zone district maximum height of forty-five (45) feet. The buildings are intended to have patio cover elements that will enhance the architectural facades of the structures. Specific notes regarding the PUD zone district allowances will be included in the final Concept Plan. Further detailed analysis of the structures will occur at the development plan stage.

This item supports the City's strategic plan to promote job creation by providing a veterinary medical specialty center that will nurture the local workforce and create job opportunities. This item is subject to the North Nevada Avenue Corridor Urban Redevelopment Area Design Guidelines, which has a high standard of design that serves to define and promote the City's image. By promoting development to spurn economic growth, the City is making it easy to do business with the City.

The Colorado Springs Urban Renewal Authority supports the project. The CSURA will also review the development plan for the project.

Please see the attached Planning Commission staff report for detailed analysis of the project.

Financial Implications:

Not applicable

Board/Commission Recommendation:

The City Planning Commission voted 9-0 to approve the zone change and concept plan as part of the consent calendar on June 16, 2016.

Stakeholder Process:

Public notice was provided to five (5) property owners within 500 feet and the site was posted following the application submittal and prior to the Planning Commission meeting. No public comment was received regarding the proposed project.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motions:

CPC ZC 16-00048 - ZONE CHANGE

Approve the zone change from OC/CR (Office Complex with Conditions of Record) to PUD (Planned Unit Development: Commercial and Large Animal Veterinary, up to 47,500 square feet with a Maximum Building Height of 45 feet), based upon the findings that the change of zone request complies with the development of a PUD zone as set forth in City Code Section 7.3.603 and the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

Ordinance Language:

An ordinance amending the zoning map of the City of Colorado Springs relating to 4.23 acres located

at 5520 and 5540 North Nevada Avenue from OC/CR (Office Complex with Conditions of Record) to PUD (Planned Unit Development: Commercial and Large Animal Veterinary Service, up to 47,500 square feet with a 45-foot maximum building height).